

**Town Board Meeting Minutes**  
**Monday, June 20, 2016, at the Rockland Town Hall**  
**Called to order by Chairman Cashman at 7:30 p.m.**  
**Adjourned at 9:05 p.m.**

The Clerk, Treasurer, and Chairman Cashman and Supervisor Van Vonderen were present along with Bob Gerbers, Tom Collins (Wrightstown Spirit) and other members of the public. Supervisor Lasee appeared at 7:37 p.m. Clerk Charette verified that the meeting was properly noticed; the agenda was presented after the pledge of allegiance was recited.

**Minutes from June 6, 2016, Town Board meeting**

Clerk Charette noted that if the motion was passed that “motion carried” should be added after the following motions: 1) Resolution Supporting Metropolitan Area EIS Detailed Study Alternative; 2) Treasurer’s Report; and 3) Voucher in Payment of Bills.

M/M by Supervisor Lasee to approve the June 6, 2016, Town Board meeting minutes as corrected; seconded by Chairman Cashman. Motion carried.

**Conditional Use Permit renewal request for Parcel R-240-2, 1689 Mar-El Road, De Pere, WI, Gonzalo Hernandez, Owner**

Gonzalo Hernandez appeared before the Board. He is requesting a renewal of his conditional use permit that was issued three years ago. His plan is to continue maturing the grapes on Parcel R-240-2 for eventual sale. The greenhouse is currently vacant. No complaints have been received on the property.

M/M by Supervisor Van Vonderen to renew the conditional use permit on Parcel R-240-2, 1689 Mar-El Road, De Pere, WI, Gonzalo Hernandez, Owner, for a period of two years; seconded by Chairman Cashman. Motion carried.

**Proposal to host haunted house on Parcel R-179-1, 5581 CTH W, De Pere, Wisconsin, Scott Jewitt, Owner**

Lance Williams and Zach Boyers appeared on behalf of the Panic Chambers Farm. Their company wants to lease Parcel R-179-1, 5581 CTH W, De Pere, Wisconsin, to host a haunted house for about 10 nights in October 2017. Williams and Boyers met Bob Gerbers on site to discuss parking, waste facilities, safety issues and privacy issues. Williams and Boyer provided a proposed site plan of the property. They estimate that 150-200 cars can be parked on the parcel. The blue building on the site plan would be used for waiting and the purple building on the site plan used for the haunted house. They estimate it will take about 15 minutes per person to move through the haunted house. The event will take place primarily on Fridays and Saturdays from 7 a.m. to 11:00 p.m. over a course of four weekends.

Williams stated that they are nearing the end of five year agreement with the Village of Gresham. They also have been involved with the Village of Pulaski.

Steve Gander, 5584 CTH W, stated that as long as his windows do not shake from the noise he does not have a problem with the proposal. Gerbers stated that the privacy fence would screen the property to the west.

Chairman Cashman stated that he spoke with Rick Lopnow, Morrison Volunteer Fire Department. His department questioned whether a fire truck is required to be on site all night. He indicated that if the department left a truck and four volunteers at the haunted house site all night, their department would be required to have a back-up truck available if they received an emergency call on another parcel. Williams stated that it is not necessary to have fire rescue personnel on the site.

Gerbers believes that this matter should be reviewed by the Planning Commission for a conditional use permit.

Chairman Cashman stated that cars cannot be parked on the roads. He would like to see a more detailed plan regarding parking with stalls that met the 9' x 18' size requirement.

Norb Scray, 5451 Tower Road, stated that he is looking forward to seeing the haunted house in the community.

M/M by Supervisor Lasee to forward the request for a conditional use permit to the Planning Commission for its July 14, 2016, meeting; seconded by Supervisor Van Vonderen. Motion carried.

#### **Change Order #4 to agreement with RC Excavating amending June 30, 2016, deadline, and charges for Hickory Ridge Drainage Improvement Project**

Pete Kolaszewski, Ayres Associates, provided an update on the Hickory Ridge Project. Due to the wet weather, it has been difficult for RC Excavating to complete this project prior to June 30, 2016. RC Excavating will return to the project on Monday, June 27, 2016, if not before. There is about three solid weeks of work left. Kolaszewski also noted that the redesign of some of the ditches put a halt on the project as well. Kolaszewski presented Change Order #4 extending the substantial completion date to July 31, 2016. Chairman Cashman recommended a July 25, 2016, substantial completion date.

Katie Sukow, 3921 Stonewall Drive, stated that no work has been done in nine days. The equipment is being moved out and not in to the project. She questioned whether RC Excavating will return to finish the project. She also questioned whether there were changes to their property. Kolaszewski stated that the drainage on their property is rising two feet on the western corner closest to the road. RC Excavating will attempt to salvage the willow trees that are in the drainage easement, if possible.

Sara Noel, 3900 Stonewall Drive, asked that someone supervise the project on a daily basis. Kolaszewski stated that he is out at the site a couple of times a week.

M/M by Chairman Cashman to approve the substantial completion date in change order #4 to July 25, 2016; seconded by Supervisor Van Vonderen. Motion carried.

Kolaszewski provided Application #1 for payment. He stated that the field work is done and the items on the bill look correct.

M/M by Chairman Cashman to pay RC Excavating Payment for Application #1 in the amount of \$54,607.43 for excavating work as presented by Ayres Associates; seconded by Supervisor Van Vonderen. Motion carried.

#### **Resolution #2016- regarding non-support of the Southern Bridge**

Clerk Charette read Resolution #2016-03 out loud.

M/M by Chairman Cashman to approve Resolution #2016-03; seconded by Supervisor Lasee. Roll Call: Chairman Cashman- Aye; Supervisor Van Vonderen- Aye; Supervisor Lasee-Aye. Motion passed. Clerk Charette to disburse to all municipalities in Brown County; Brown County Board, De Pere City Council, Governor Walker, state and federal representatives and news outlets.

#### **Farmland Preservation Update**

Clerk Charette provided a Farmland Preservation map to the Board which was created by Aaron Schuette, Brown County Planning. The Board is to provide any changes to the map prior to September 2, 2016.

### **Planning Services with Allyson Watson**

The Board met with Allyson Watson, Brown County Community and Economic Educator, earlier this evening. Based upon those discussions, Watson is going to conduct research on behalf of the Town to determine what the Town can and cannot do under the current 10 acre land division review ordinance. Watson will return to the Board next month to share her findings. There are no charges for her services.

### **Building Inspector/Zoning Administrator Report**

Gerbers reported that there were no building permits issued in May.

### **Chairman's Report**

Chairman Cashman stated that Scott Construction has completed the contracted wedging. Scott will begin chipsealing on Thursday and will be done by the end of the week.

Chairman Cashman stated that he contacted the City of De Pere's Public Works Director. Their director noted that they do not sealcoat their roads. They will patch the roads when needed. De Pere intends to blacktop Deer Point Lane next year. Due to the maintenance responsibilities of each municipality, Rockland will chipseal their part of Ryan Road and De Pere will patch their sections as necessary.

### **Planning Commission Report**

Supervisor Van Vonderen reported that the Planning Commission met on Thursday, June 16, 2016, to finalize the Driveway Ordinance. The driveway ordinance will review new construction that has driveways 300 feet or longer. The Town intends to use an educational platform to address the public safety issues of existing driveways that are longer than 300 feet. The Town is waiting to receive feedback from the fire departments before bringing the Driveway Ordinance to the Board.

### **Announcements and Distribution of Correspondence-**

Clerk Charette stated that she picked up the absentee ballots for August 9, 2016 and that this upcoming election season will be busy. She also noted that the raffle tickets for the Greenleaf Fire Department are on the table in the back.

Treasurer Van Dyck reported that the cost for recycling is dropping \$10/ton effective June 15, 2016. Van Dyck attended the shareholder's meeting last Wednesday and provided details of the meeting to the Board.

**Items for future meetings-** draft of bid for garbage/recycling; town hall rental agreement, driveway ordinance

### **Public comment-**

Michelle Anderson, 5515 CTH PP, commented about her experience of renting the town hall on May 21, 2016.

Supervisor Lasee received a call from a resident who owns property in the Town and would like the property to be turned into a park. Gerbers spoke with this resident and recommended this issue go before the Planning Commission for consideration.

### **Cash Flow Analysis- June**

Clerk Charette provided the Board with a copy of the cash flow analysis for the month of June.

## **Voucher in Payment of Bills**

M/M by Chairman Cashman to approve checks #9507-9518 for a total of \$ 64,366.13 with one voided check #9517 and two online payments; seconded by Supervisor Van Vonderen Motion carried.

## **Adjournment**

M/M by Chairman Cashman to adjourn the meeting at 9:05 p.m.; seconded by Supervisor Van Vonderen Motion carried.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann B. Charette  
Town Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Tuesday, July 5, 2016.

Dennis J. Cashman  
Town Chairman